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**San Francisco Bay Chapter**

Transportation and Compact Growth Committee

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Joint Policy Committee  
Joseph P. Bort MetroCenter  
101 8th Street  
Oakland, CA 94607

Dear Joint Policy Committee:

The Sierra Club is writing to support the MTC and Joint Policy Committee's steps toward connecting land use to transit, but we are concerned the proposed policy will not be effective. I urge you to strengthen the policy by adopting the Livable Communities Platform, which will help ensure good land use around transit stations.

We know that MTC is considering a policy that calls for a certain amount of housing and jobs along transit corridors as a measure for growth. While we applaud the focus on housing, we are concerned that the proposed policy leaves too much room for the possibility of poorly planned station areas. Setting a combined threshold for housing and jobs would allow cities to plan for offices and shops only, without sufficient housing. Also, a policy without specific land use and design guidelines could allow big-box stores and excessive parking, which destroy the pedestrian and bicycle environment, and increase auto traffic within areas that should be oriented toward transit. Furthermore, the current proposal does not address the need for housing affordable to families earning low incomes, the very people who need housing and use transit most.

I urge you to adopt the following Livable Communities Platform as part of a Regional Transit Oriented Development Policy. Before MTC funds transit expansion projects, cities should have to:

- Plan for a high threshold of housing along corridors, independent from a jobs threshold.
- Promote affordable housing in station areas.
- Create station area plans that include:
  - studies that analyze minimizing the space dedicated to parking,
  - bicycle and pedestrian plans for safe routes to and within station areas, and
  - blocks no more than 500 feet in length to ensure walkability.
- Prohibit big-box retail or auto-oriented uses near transit centers.

The Sierra Club is eager to support a policy linking transportation funds to transit-supportive land use. We urge you to include policy standards that will move the Bay Area towards a more sustainable future where transit is surrounded by areas where people will want to live and work.

Sincerely,

Andy Katz  
Chair, Transportation and Compact Growth Committee